

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

August 6, 2019

Chairperson J. Hilt called the meeting to order at 4:05 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, K. George, A. Riegler, D. Warren, S. Radtke

MEMBERS ABSENT: K. Panozzo, excused; L. Wood, excused

STAFF PRESENT: J. Pesch, D. Renkenberger

OTHERS PRESENT: M. Tisch, Tischco Signs

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of July 2, 2019, was made by D. Warren, supported by S. Radtke and unanimously approved.

NEW BUSINESS

Case 2019-16 – 1275 Peck St (Signs). Applicant: Anchor Insurance Group Inc. District: McLaughlin. Current Function: Commercial. J. Pesch presented the staff report. The applicant is seeking approval to remove the existing channel letters reading “INSURANCE” from the east façade of the building and replace with new channel letters. The applicant is also requesting to replace one 3’x7’ sign face on the south façade. Drawings for the proposed sign were provided.

J. Hilt asked if the new letters would be the same size as the old ones. M. Tisch stated that they may not be exactly the same size, but they would fit within the sign allotment. S. Radtke pointed out that this was not a historic building and it was not a contributing resource to the district.

A motion that the HDC approve the request to remove the existing channel letters from the east façade and replace them with new channel letters in the design shown in the application and to replace one 3’x7’ sign face on the south façade with the design shown in the application as long as the work meets all zoning requirements and the necessary permits are obtained, was made by D. Warren, supported by S. Radtke and unanimously approved, with J. Hilt, K. George, A. Riegler, D. Warren, and S. Radtke voting aye.

Case 2019-17 – 416 W. Webster Ave (Fence). Applicant: Eric Decker. District: National Register. Current Function: Residential. J. Pesch presented the staff report. The applicant is seeking approval to construct a six-foot tall wood privacy fence and a three-foot tall privacy fence around the backyard of the property. The work has already been completed.

J. Pesch had contacted the property owners to let them know that the fence required HDC approval. The fence was not in violation of any HDC standards.

A motion that the HDC approve the six-foot tall wood privacy fence and three-foot tall privacy fence around the backyard of the property as long as the work meets all zoning requirements and the necessary permits are obtained, was made by S. Radtke, supported by D. Warren and unanimously approved, with J. Hilt, K. George, A. Riegler, D. Warren, and S. Radtke voting aye.

Case 2019-18 – 511 W. Clay Ave (Siding). Applicant: Katherine Jawor/Steve Dahlstrom. District: National Register. Current Function: Residential. J. Pesch presented the staff report. The applicant is seeking approval to replace areas of deteriorated wood siding on the rear of the house with a treated engineered wood lap siding (SmartSide) of the same size, color, and spacing.

Board members had questions about the locations of the deteriorated wood and how much of it was going to be replaced. They concurred that they would table the meeting until the applicant or a representative could be present to provide that information.

A motion that the HDC table the request to replace areas of deteriorated wood siding on the rear of the house until additional information was provided, was made by S. Radtke, supported by K. George and unanimously approved, with J. Hilt, K. George, A. Riegler, D. Warren, and S. Radtke voting aye.

Case 2019-19 – 1593 Jefferson St (Rehabilitation/New Construction). Applicant: Frank Peterson. District: Jefferson. Current Function: Residential. J. Pesch presented the staff report. The applicant is seeking approval to 1) add aluminum seamless gutters and downspouts, 2) add new shutters to all windows on the front façade, 3) reinstall the storm windows, 4) replace a window on the south side of the house with a new door (to access proposed patio), 5) remove the existing garage doors and reside the existing three-stall garage with a treated engineered wood lap siding, converting the space to a den, 6) build a new, 28'x24' detached garage at the rear of the property, and 7) construct new, 6'-tall cedar privacy fencing to enclose the back yard.

J. Hilt asked if the house previously had shutters. F. Peterson stated that it did, and he still had two original shutters in the basement. The shutter hardware was also still affixed to the house. He planned to replicate the original shutter when getting others made for the rest of the windows. J. Pesch provided an old picture of the house showing the shutters. A. Riegler asked if the gutters would be white. F. Peterson stated that was correct, and the shutters would be green. J. Hilt asked if there were any storm windows. F. Peterson stated that he had some of the storm windows, and they had "T-style" trim, which he would look into getting replicated. A. Riegler stated that it was important to keep scale in mind when building the new garage. F. Peterson said the garage would sit back by the alley, adjacent to the neighbor's garage. A. Riegler suggested that the garage windows be changed to add divided lites to them to match the house windows. K. George asked if the garage would be sided. F. Peterson stated that it would be sided to match the garage-turned-den on the back of the house. K. George stated that she thought the roof pitch would be sufficient to match the house but something was needed to break up the front elevation, such as trim or a frieze board. A. Riegler asked if the brick on the rear of the house, currently the garage, would be covered with siding. F. Peterson stated that it would be sided, as there had been a fire there in the past and the brick used to repair the damaged areas didn't match the rest of the house. A. Riegler suggested a different type of utility door on the garage, other than flat panel. F. Peterson stated that the door would be facing the alley and not visible. S. Radtke stated that he would like to see the garage roof pitch more closely match the house. F. Peterson stated that his builder recommended against matching the house roof, as it would add substantial cost. K. George discussed different possibilities to break up the front elevation of the garage to help better match the house; she stated that some simple trim work should be sufficient. Board members discussed how to dress up the garage and concurred that only the elevation facing Jefferson St. needed additional details.

K. George asked about the proposed patio door mentioned in item #4 of the staff report. F. Peterson stated that he withdrew that request as they no longer planned to convert that window to a door. He also stated that the lower window sashes were getting very wet and some of the bottom sashes would need to be rebuilt.

A motion that the HDC approve the request to 1) add aluminum seamless gutters and downspouts, 2) add new shutters to all windows on the front façade, 3) reinstall the storm windows, 4) remove the existing garage doors and reside the existing three-stall garage with a treated engineered wood lap siding, 5) build a new, 28'x24' detached garage at the rear of the property as shown in the drawings included in the application, and 6) construct a new, 6'-tall cedar privacy fence to enclose the back yard, as long as the work meets all zoning requirements and the necessary permits are obtained was made by A. Riegler. K. George suggested that wording about the additional garage details be included in the motion. A. Riegler amended the motion to add that a frieze board or additional decorative trim would be required on the side of the garage facing Jefferson St. K. George supported the motion which was approved, with K. George, A. Riegler, D. Warren, and S. Radtke voting aye, and J. Hilt voting nay.

Old Business

None

Other

HDC Local Standards Draft – Staff had assembled a draft of the local standards incorporating the various changes discussed over past meetings. A future workshop will be held to review the updated local standards in more detail before final adoption.

41 Irwin Ave (Siding) – The new owner has contacted Staff about vinyl siding previously installed on the house that covered an existing door on the garage and existing windows on the house and breezeway. The residing work was approved by the HDC in December 1996 with the conditions that all trim work, including window and door frames, boards, and architectural features be retained or covered with materials of the same size and shape, as consistent with the residing and trim cladding standards and guidelines. This work was clearly not permitted to cover any existing doors or windows. The current owner wishes to correct this work by removing the siding in these areas and staff gave them permission to do so.

HDC Staff Approval (Fences) – Staff is requesting that Staff Approval powers be granted for proposed new fencing in historic districts as long as the work complies with the Fence Standards and Guidelines. This type of work would be added to the Staff Approval Form, allowing applicants to bypass full HDC review when installing a new fence. A draft of the Staff Approval Form was provided to board members with additions denoted in **bold**.

Hackley Library – J. Pesch notified board members that there was a new library director. Also, the city's Fire Marshal had stated that address numbers were required on the front of the building. The library board would like to put address numbers on a transom window above the front door. Board members concurred that that would be acceptable as long as HDC standards were followed.

There being no further business, the meeting was adjourned at 5:15 p.m.